

# **Finding of Suitability for Lease for Public Private Venture Various Marine Corps Base Hawaii Housing Support Facilities: Kaneohe and Pearl City Annex OAHU, HAWAII**

**August 2006**

**Department of the Navy  
Commander, Pacific Division  
Naval Facilities Engineering Command  
Pearl Harbor, HI 96860-3134**



**Contract Number N62742-04-D-1859, CTO 0015**

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Pesticides/Herbicides: Buildings 460 and 455 were constructed prior to the distribution and commercial application of chlordane in 1948. Chlordane was known to have been applied beneath and around building foundations at MCBH Kaneohe for termite protection until the ban on its use in 1988. The presence of the pesticide residues in the soil is the result of past application of the chemicals on site rather than the result of a spill or other type of release. Legal applications do not require remediation (Category 1); however, future construction that may disturb such soils may require environmental, as well as safety and health, controls.

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<sup>1</sup> Category 1 refers to the Environmental Condition of Property (ECP) designation and is explained in detail in Section 1.5 of this document.

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## 1.5 PROPERTY CATEGORY DEFINITIONS

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- **Pesticides/Herbicides.** Building 460 was constructed prior to the distribution and commercial application of chlordane in 1948. However, chlordane was known to have been applied on MCBH around building foundations for termite protection after construction. According to housing management, pesticides have been occasionally applied around the building to control ant, rodent, and bird infestation (personal communication, Mr. John Padeken 2006). Prior sampling also confirms that pesticides/herbicides are present in soils at various locations within MCBH housing areas (Kauai Environmental and White Environmental 2006). The presence of the pesticide residues in the soil is the result of past application of the chemicals on site rather than the result of a spill or other type of release (DoN 2003a). This finding is an area of concern for the Subject Property.

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## 6.2 SUMMARY OF ENVIRONMENTAL FINDINGS OF CONCERN FOR BUILDING 455, MCBH KANEOHE

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### On-Site Findings of Concern

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- **Pesticides/Herbicides.** Building 455 was constructed prior to the distribution and commercial application of chlordane in 1948. However, chlordane was known to have been applied on MCBH Kaneohe around building foundations for termite protection after construction. According to housing management, pesticides have been occasionally applied around the building to control ant, rodent, and bird infestation (personal communication, Mr. John Padeken 2006). Prior sampling confirms that pesticides/herbicides are present in soils at various locations within MCBH housing areas (Kauai Environmental and White Environmental 2006). The presence of the pesticide residues in the soil is the result of past application of the chemicals on site rather than the result of a spill or other type of release (DoN 2003a). This finding is an area of concern for the Subject Property.

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### 6.3 SUMMARY OF ENVIRONMENTAL FINDINGS OF CONCERN FOR BUILDING 4005, MCBH KANEOHE

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- **Pesticides/Herbicides.** Chlordane was known to have been applied beneath and around building foundations at MCBH Kaneohe for termite protection until the ban on its use in 1988. Based on the construction date, surface soil beneath the floor slab of Building 4005 is assumed to potentially contain chlordane. According to housing personnel, pesticides have also been occasionally applied around the building for control of pest infestation (personal communication, Mr. James Griffen 2006). Prior sampling confirms that pesticides/herbicides are present in soils at various locations within MCBH housing areas (Kauai Environmental and White Environmental 2006). The presence of the pesticide residues in the soil is the result of past application of the chemicals on site rather than the result of a spill or other type of release, and therefore, considered as Category 1 (DoN 2003a). This finding is an area of concern for the Subject Property.

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#### 6.4 SUMMARY OF ENVIRONMENTAL FINDINGS OF CONCERN FOR BUILDING 1197, MCBH KANEOHE

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##### On-Site Findings of Concern

- **Asbestos.** The USMC does not have previous asbestos surveys for Building (b) (5)

- **Pesticides/Herbicides.** Chlordane was known to have been applied beneath and around building foundations at MCBH Kaneohe for termite protection until the ban on its use in 1988. Based on the construction date, surface soil beneath the floor slab of Building 1197 is assumed to potentially contain chlordane. According to housing personnel, pesticides have also been occasionally applied around the building for control of pest infestation (personal communication, Mr. James Griffen 2006). Prior sampling confirms that pesticides/herbicides are present in soils at various locations within MCBH housing areas (Kauai Environmental and White Environmental 2006). The presence of the pesticide residues in the soil is the result of past application of the chemicals on site rather than the result of a spill or other type of release, and therefore, considered as Category 1 (DoN 2003a). This finding is an area of concern for the Subject Property.

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## 6.5 SUMMARY OF ENVIRONMENTAL FINDINGS OF CONCERN FOR PROPERTY MANAGEMENT AREAS, MCBH KANEOHE

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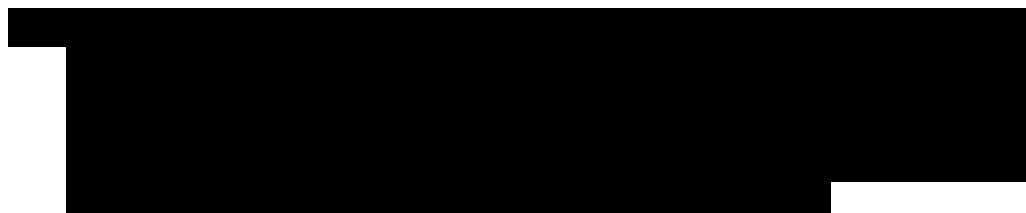
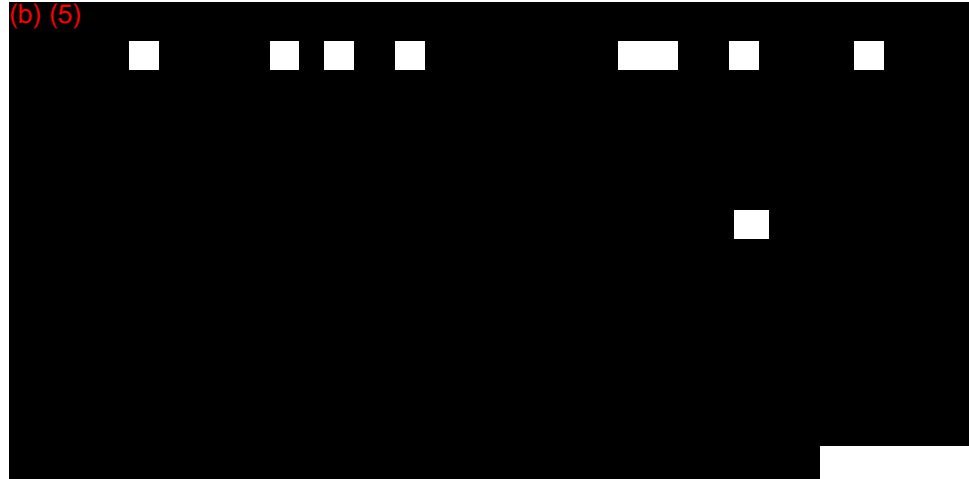
### On-Site Findings of Concern

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- **Pesticides/Herbicides.** Pesticides/herbicides have been legally applied to the lawn and garden areas at MCBH Kaneohe to control various plants and pests. The presence of the pesticide/herbicide residues in the soil is the result of past application of the chemicals on site rather than the result of a spill or other type of release (DoN 2003a). This finding is an area of concern for the Subject Property.

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#### ***7.2.5 Pesticides/Herbicides***

This FOSL serves as the Government notification to the Lessee of the potential presence of pesticide-impacted soil at the Subject Property. The following notifications, covenants, and restrictions apply:

- **Notifications:**

1. Chlorinated hydrocarbon pesticides, including chlordane, are known to have been legally applied at the Subject Property.

- **Covenants:**

1. The Lessee shall manage pesticide-impacted soil in accordance with applicable laws and regulations.

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Kauai Environmental, Inc. 2006. *Chlordane, Heptachlor, and Heptachlor Epoxide Results of Grass Samples Collected on January 27, 2006 at the Kaneohe MCBH 212 Replacement of Housing Quarters Site.* Letter to Metcalf Construction Company, Inc. from Kauai Environmental, Inc. 10 February 2006.

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**Table 2. Environmental Factors/Resources/Constraints at the Subject Property**

Environmental Factors/Resources	Environmental Constraints						Applicable EBS Section (1)	Comments
	Prior to Agreement			After Agreement				
	Property Class			Property Class				
	Area	I	II	Area	I	II		
Ordnance (continued)	1197	N	N	1197	N	N	Section 6.5	-No ordnance or UXO was identified in any of the support areas-
	PMA	N	N	PMA	N	N	Section 7.5	
	71	N	N	71	N	N	Section 8.5	
Pesticides/Herbicides	460	Y	N	460	Y	N	Section 3.4	Building 460 was constructed prior to the distribution and commercial application of chlordane in 1948. However, due to its known use throughout MCBH Kaneohe Bay (Kauai Environmental and White Environmental, 2006), chlordane is considered a finding of concern as it may have been applied around building for termite protection. Legal applications do not require remediation (Category 1); however, future construction that may disturb such soils may require environmental, as well as safety and health, controls. Notifications, covenants, and restrictions related to pesticides/herbicides are presented in Section 7.
	455	Y	N	455	Y	N	Section 4.4	Building 455 was constructed prior to the distribution and commercial application of chlordane in 1948. However, due to its known use throughout MCBH Kaneohe Bay (Kauai Environmental and White Environmental, 2006), chlordane is considered a finding of concern as it may have been applied around buildings for termite protection. In addition, according to housing management, pesticides have been occasionally applied around the building to control ant, rodent, and bird infestation (personal communication, Mr. John Padeken, 2006). Legal applications do not require remediation (Category 1); however, future construction that may disturb such soils may require environmental, as well as safety and health, controls. Notifications, covenants, and restrictions related to pesticides/herbicides are presented in Section 7.
	4005	Y	N	4005	Y	N	Section 5.4	Chlordane was known to have been applied beneath and around building foundations at MCBH Kaneohe Bay for termite protection until the ban on its use in 1988. Based on the construction date, surface soil beneath the floor slab of Building 4005 is assumed to potentially contain chlordane. According to housing personnel, pesticides have also been occasionally applied around the building for control of pest infestation (personal communication, Mr. James Griffen, 2006). Prior sampling confirms that pesticides/herbicides are present in soils at various locations within MCBH housing areas (Kauai Environmental and White Environmental, 2006). Legal applications do not require remediation (Category 1); however, future construction that may disturb such soils may require environmental, as well as safety and health, controls. Notifications, covenants, and restrictions related to pesticides/herbicides are presented in Section 7.

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Environmental Factors/Resources	Environmental Constraints						Applicable EBS Section (1)	Comments
	Prior to Agreement			After Agreement				
	Property Class			Property Class				
	Area	I	II	Area	I	II		
Pesticides/Herbicides (continued)	1197	Y	N	1197	Y	N	Section 6.4	Chlordane was known to have been applied beneath and around building foundations at MCBH Kaneohe Bay for termite protection until the ban on its use in 1988. Based on the construction date, surface soil beneath the floor slab of Building 4005 is assumed to potentially contain chlordane. According to housing personnel, pesticides have also been occasionally applied around the building for control of pest infestation (personal communication, Mr. James Griffen, 2006). Prior sampling confirms that pesticides/herbicides are present in soils at various locations within MCBH housing areas (Kauai Environmental and White Environmental, 2006). Legal applications do not require remediation (Category 1); however, future construction that may disturb such soils may require environmental, as well as safety and health, controls. Notifications, covenants, and restrictions related to pesticides/herbicides are presented in Section 7.
	PMA	Y	N	PMA	Y	N	Section 7.4	The Navy has historically used pesticides/herbicides on base to control vegetative growth and infestation (DoN, 2005). Legal applications do not require remediation (Category 1); however, future construction that may disturb such soils may require environmental, as well as safety and health, controls. Notifications, covenants, and restrictions related to pesticides/herbicides are presented in Section 7.
	71	Y	Y	71	Y	Y	Section 8.4	Pesticides/herbicides have been legally applied to the interior and exterior of the DON facilities to control infestation and vegetative growth. Chlordane was also likely applied beneath the floor slabs for termite protection. Notifications, covenants, and restrictions related to pesticides/herbicides are presented in Section 7.
Potable Water	460	N	N	460	N	N	Section 3.5	- No potable water issues were identified in any of the support areas-
	455	N	N	455	N	N	Section 4.5	
	4005	N	N	4005	N	N	Section 5.5	
	1197	N	N	1197	N	N	Section 6.5	
	PMA	N	N	PMA	N	N	Section 7.5	
	71	N	N	71	N	N	Section 8.5	